

NEGATIVE DECLARATION
REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA

Environmental Assessment 10913-00 was approved by the Redwood City Planning Commission on October 16, 2001 after a noticed public hearing. All changes made to the original environmental assessment by the addendum are underlined in the text below.

Project Description:

1. **Applicant:** Mark Sanders
2. **Proposed Location:** 1501-1599 Seaport Boulevard
3. **Proposed Action:** Construction of a new 408 slip marina, boat maintenance area, 10,000 square foot restaurant and 20,000 square feet of support retail with approximately 400 parking spaces on 50 acres located south of the Pacific Shores Center project. The project is located in the 'TP' (Tidal Plain) Zoning District.

Negative Declaration Mitigation Measures:

1. The application shall require that the applicant obtain a Conditional Use Permit from the Zoning Administrator prior to issuance of a building permit.
2. The applicant shall obtain an exception from the Planning Commission per the requirements of Chapter 30 of the Redwood City Code prior to any construction activities.
3. A maximum of 65 live-a-boards shall be allowed in order to limit traffic impacts.
4. A Soils and geotechnical Report shall be prepared, and submitted to the Engineering Division of Redwood City Community Development Services, as well as to BCDC, the U.S. Army Corps of Engineers (Section 404 permit) prior to issuance of a Building Permit. In addition, a drainage plan, an erosion and sedimentation plan and a storm water pollution prevention plan (conforming to NPDES requirements) shall be submitted and approved by the City Engineering Division, BCDC, U.S. Army Corps of Engineers prior to the beginning of development and construction activities. All disturbed portions of the drainage ditch which separates the project site from Pacific Shores shall be restored to preexisting conditions prior to issuance of final permit by the Redwood City Building Division.

5. A Dirt Hauling Permit shall also be required for the anticipated importation of topsoil to the site. A similar permit will be required in the event that soil is exported from the site, (the bittern materials referred to in section III will be exported by rail but will require that the applicant submit a Closure Plan to the Redwood City Engineering Division prior to the issuance of a grading permit). A Dirt Hauling Permit shall also be required for the soil imported to the site to facilitate site preparation (wicking).
6. The applicant will be required to implement dust control measures during site preparation and construction activity in order to help reduce this temporary impact.
7. The applicant shall provide a second point of access to the perimeter road around the marina basin at a location as shown on figure 2, page 6 of the RKH traffic study for the proposed project, prior to issuance of a Building Permit. The secondary access point could be designated for emergency access only and be controlled by a locked chain gate, as determined by the Redwood City Fire Department. Alternately, the applicant shall obtain approval for an emergency access plan that includes additional access points.
8. The marina access road connection to the Pacific Shores Center perimeter street should be "Stop" sign controlled.
9. A Traffic Impact Fee of \$285.30 per boat berth shall be paid by the applicant prior to issuance of a Building Permit. Traffic Impact Fees shall also be paid for the commercial portion of the development based on the City's adopted fee rate.
10. The applicant shall coordinate with the U.S. Fish and Wildlife Service and California Department of Fish and Game to determine an appropriate location for recreating the roost site. The applicant shall also submit specific design plans for the island to Community Development Services for review and approval prior to obtaining the grading permits for the project. Community Development Services may accept written approvals from U.S. Fish and Wildlife Service and California Department of Fish and Game of roost site mitigation plan as evidence of compliance with this measure. Alternately, since Cargill pond 10 is continuing to function as a roost site, it shall be the responsibility of any future developer involved in the conversion of pond 10 to another use to locate a new roost site.
11. The applicant shall obtain all necessary permits, (including a Section 401 permit or certification) from the San Francisco Regional Water Quality Control Board for all applicable activities, as determined by that agency.

12. The project landscape plans shall require an architectural permit prior to installation and shall comply with the regulations of the concerned agencies (including BCDC and Fish and Wildlife Service and the Department of Fish and Game) and shall also conform to the Redwood City Water Conservation Guidelines.
13. Noise levels shall be kept to a level of compliance with all applicable agency standards (for example, BCDC, Fish and Wildlife Service, Department of Fish and Game) so as not to detrimentally impact any neighboring "habitat". The applicant shall coordinate a wildlife-monitoring program with the Department of Fish and Game and the Fish and Wildlife Service.
14. The applicant shall submit a Lighting Plan with a photometrics study for review and approval by Community Development Services, and all applicable agencies (for example, BCDC, Fish and Wildlife Service, Department of Fish and Game) to insure that the site is adequately, but not excessively lit for night time use and security.
15. The applicant shall coordinate with the Redwood City Fire Department and San Mateo County Office of Environmental Health a Hazardous Materials Plan prior to issuance of a Building Permit for the project.
16. The applicant shall obtain all necessary clearances from the San Mateo County Health Services Agency pertaining to soil contamination on the site prior to construction.
17. The applicant shall obtain an Architectural Permit for site, building, signs, lighting and landscape/irrigation improvements from Redwood City Community Development Services.
18. The project shall meet all necessary requirements of the Redwood City Fire Department which could include the installation of a fire sprinkler system for all applicable buildings.
19. The applicant shall underground all overhead utility lines.
20. The applicant shall obtain a Building Permit from Redwood City Community Development Services prior to construction.
21. The applicant shall install and maintain buoys down the centerline of Westpoint Slough to identify the "No Wake" speed zone, delineate the center of the channel for adequate draw, and discourage boats from deviating off the navigable channel. The applicant shall also install and maintain a buoy system 100 feet from the salt marsh on Greco Island along Westpoint Slough and Redwood Creek. The buoys shall contain signs informing the public that public

access into the marshlands of the San Francisco Bay National Wildlife Refuge is prohibited. The applicant shall coordinate with the San Francisco Bay National Wildlife Refuge on specific wording and locations of the buoys.

22. The Marina Operator/Harbor Master shall be responsible for maintenance of the buoys and annual reporting to the City Planning Department on the conditions of the buoy system, effectiveness of the buoys, and information on observed or reported intrusions onto Greco and other islands. The Harbor Master shall be responsible for reporting intrusions/unauthorized landings on the island to appropriate enforcement agencies (i.e., San Francisco Bay National Wildlife Refuge, Redwood City Police, Coast Guard, etc.).
23. The Applicant shall redesign the project to provide a two story Harbor Master's office in a location that will provide a view of the marina as well as Westpoint Slough/Greco Island. The intent of this measure is to provide a regularly staffed observation location for compliance. The location of the Harbor Master's office shall be submitted to Community Development Services for review and approval prior to obtaining a grading permit for the project.
24. The Marina Operator/Harbor Master shall also adopt appropriate language for all rental contracts for marina slips and for boat launching that include progressive penalties (maximum one warning with the second time expulsion for a minimum of 1 year) for violating access restrictions onto Greco and other islands. The applicant shall submit the wording and draft contract to Community Development Services for review and approval prior to issuing the certificate for occupancy.
25. The Marina Operator/Harbor Master shall also install and maintain information signs at the boat launch and other public access areas informing the public of the access restrictions on Greco Island and other wetlands in the San Francisco Bay National Wildlife Refuge. The draft wording and locations of the signs shall be coordinated with the U.S. Fish and Wildlife Service San Francisco Bay National Wildlife Refuge and Bay Conservation and Development Commission and shall submit the plans for the locations, layout, and wording for the signs to Community Development Services for review and approval.
26. The applicant shall erect and maintain a minimum 6-foot tall fence east along Westpoint Slough from the end of the public access area around the eastern and southern edges of the property to prevent informal trail establishment and access to adjacent pond levees and fringe marshes.
27. The applicant shall provide a written commitment to the City, Department of Fish and Game and U.S. Fish and Wildlife Service San Francisco Bay National Wildlife Refuge to cooperate on any future restoration plans for the adjacent salt ponds. Future restoration plans unknown.

28. The applicant shall provide visual barriers between the active marina areas and the adjacent salt pond to reduce disturbance to water birds using the salt pond. The visual screening can be achieved through setbacks (85 to 90 feet in width) or through a combination of reduced setbacks combined with landscaping or other visual barriers (fence slats) that obscure near range views of the salt ponds (less than 100 feet from the human use areas).
29. The applicant shall select and limit landscaping to species which are not considered to be problematic invasive exotics by the California Exotic Pest Plant Species Council. Trees and shrubs shall utilize the Landscape Tree Suitability Index developed for the Pacific Shores Center project. Only trees and shrubs with a High Landscaping Suitability Index rating (low potential for nest and roost sites) shall be used for general landscaping. High Suitability index trees shall exhibit at least two the following characteristics at tree maturity:
 - ◆ Less than 20 to 25 feet in height; columnar shape; fine limbs; or closed, dense crown structure.
30. The Marina Operator and any marina tenants shall implement and maintain best management practices (BMPs) to limit food sources and cover (nesting, roosting, and denning sites) for non-native and urban adapted predators. Applicable BMPs are listed in the following Table.

Table 1
Best Management Practices to Minimize Urban-Adapted Predators

Reduce Or Eliminate Easy Accessibility To Food

- Tight fitting lids should be kept on garbage cans.
- Pets should be fed indoors or outdoors only during daylight hours.
- Leftover pet food should be removed immediately.
- Water bowls should be emptied or taken in at night.
- Gardens should be frequently harvested.
- Windfall fruit should be frequently picked up.
- Never intentionally leave food outdoors for wild animals.

Keep Cats Indoors

- Participate in or promote the American Bird Conservancy's *Cats Indoors! The Campaign for Safer Birds and Cats* program.
- Prohibit cat feeding colonies in or near sensitive wildlife areas.

Prevent Unwanted Breeding

- Sterilize cats by neutering males and spaying females.

Minimize Cover and Denning/Nesting Sites

- Clean up rubbish and debris piles.
- Reduce outdoor wood piles or stacks; keep fire wood in enclosed, tightly-sealed structures.
- Seal cracks and holes in walls and foundations.

- Screen off covered niches in roofs on homes and commercial buildings to block off access to covered nesting and roosting site.
- Encourage use of landscaping plants that do not provide attractive cover/nest sites for predators; discourage use of low shrubby ground cover, ivy, and palms trees greater than 20 feet in height at maturity.

Sources of Information:

Reducing Cat Predation on Wildlife by Frank Gray. Outdoor California. May-June 1999

Cats and Wildlife, A Conservation Dilemma by J.S. Coleman, S.A. Temple, and S.R. Craven.

Cooperative Extension, Madison WI. <http://www.wisc.edu/wildlife/e-pubs.html>

Managing Raccoon Problems by Rickert Nature Preserves.

<http://www.wholoweb.com/cannon/raccoon.htm>

31. The applicant shall develop and implement an ongoing education plan informing the tenants and public users of the need to follow the BMPs for minimizing predators.
32. Operator/Harbor Master shall prohibit the establishment of feral cat feeding stations on the property.
33. The Marina Operator/Harbor Master shall coordinate with the invasive Spartina control group and shall annually remove invasive cordgrass from marina property until regional control efforts are discontinued.
34. The applicant shall develop a water quality control plan that address the State's NPS/CZARA Marina and Recreational Boating Management Measures and provide a copies of the Section 404 permit and authorization from the San Francisco Bay Regional Water Quality Board (401 certification or Waste Discharge Requirements) to Community Development Services in order to document that the Regional Board has reviewed and approved the plan. The plan and approvals shall be submitted prior to obtaining a grading permit for the project. Copies of any required monitoring for the Regional Board shall be submitted to City Planning Department.
35. Personal watercraft shall not be allowed in the marina.
36. The project will participate in the "oil spill Prevention and Response" program managed by the California department of Fish and Game.
37. The project will incorporate in its design "Best Management Practice" in regard to storm water run-off including complying with the recently adopted requirements of the regional Water Quality Control Board.
38. A buoy system will be installed approximately 100 feet from Greco Island with signs stating that Greco Island is closed to the public.

39. A no wake policy shall be adopted by the developer and enforced at all times by the designated project manager (Harbor master) for the marina as well as for Westpoint Slough.
40. The proposed dredging of Westpoint Slough from the Marina entrance to the centerline of the Slough will be accomplished outside of the Clapper Rail breeding season (Feb 1st to September 1st).
41. The Marina will have routine garbage collection as required by the City of Redwood City as well as San Mateo County Health ordinances.
42. The developer will coordinate with the Refuge authorities relative to the wording to be placed on signs regarding the protection of Greco Island.
43. The six foot high chain link fence that is proposed along the South side of the Marina to prohibit access to the remaining portion of Cargill bittern pond will be extended northwesterly along the existing levee to prohibit access to the existing marsh. Appropriate signage will also be developed with the appropriate authorities to explain the reason for the fencing.
44. The Developer will support the City in the development and enforcement (as determined by the City and other applicable agencies) of an ordinance prohibiting overnight mooring in Westpoint Slough.
45. An ongoing exotic cordgrass control program shall be developed and implemented within one year of the marina's operation to minimize sedimentation inside the marina.
46. Riprap, as approved for Pacific Shores shall be used for erosion control of levee banks.
47. The proposed connection to Westpoint slough will be dredged in an arc so that flows are directed Westerly toward Redwood Creek and not toward Greco Island.
48. Sewer facilities will be constructed to individual slips that will contain live-a-boards. All of the sewage for the marina shall be constructed to standards approved by City engineering as well as the Coast Guard and the Department of Fish and Game, whichever is more restrictive.

Project Planner

Date